

for sale

offers in excess of **£160,000**



Mampitts Lane Shaftesbury SP7 8GR

A well-presented two-bedroom first floor flat situated in the ever-popular town of Shaftesbury. This attractive home features a spacious open-plan living area, a main bedroom with its own en-suite, and an additional modern bathroom—ideal for comfortable and convenient contemporary living.



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Entrance Hall

Carpeted, with storage cupboards and radiator

Lounge / Kitchen

A bright and spacious kitchen/living space featuring a double-glazed bay window to the front, additional double-glazed window to the side, and practical vinyl flooring throughout. Fitted with a range of base units, the room includes an integrated oven with gas hob and extractor fan, stainless-steel sink with drainer and mixer tap, and space for a fridge/freezer. The boiler is also housed within this room.

Bedroom One

A good-sized double bedroom with fitted carpet, radiator, and a double-glazed window to the rear.



En-Suite

Fitted with vinyl flooring, the en-suite includes a shower cubicle, sink, toilet, and a heated towel rail.

Bedroom Two

A bright room featuring fitted carpet, radiator, and a double-glazed window to the rear.

Bathroom

Bath, toilet, sink, toilet and a heated towel rail.





Total floor area 65.1 m² (701 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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34 High Street
 SHAFTESBURY SP7 8JG

Property Ref: SFT306313 - 0009

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2824.00

Ground Rent: 250.00

view this property online connells.co.uk/Property/SFT306313

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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